

[Back](#) [Print](#)Attachment # 1
Page 1 of 3

Board of County Commissioners Agenda Request 48

Date of Meeting: December 9, 2003

Date Submitted: December 3, 2003

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator
Kim Dressel, Management Services Director

Subject: Approval of Change Order Requests for Courthouse Caulk & Seal Project to Kinsey Contractors, Inc., in the Amount of \$204,789.

Statement of Issue:

This item requests approval of change order requests for Courthouse caulk & seal project to Kinsey Contractors, Inc., in the amount of \$204,789.

Background:

On July 22, 2003, the Board approved a bid award to Kinsey General Contractors, Inc., in the base bid amount of \$1,054,375 for caulking and sealing of the Leon County Courthouse. This bid includes the removal and replacement of all exterior stone panel caulking products, the repair of a limited number of cracked stone panels by epoxy injection, a unit price for the replacement of any additional cracked panels and the sealing of the entire exterior of the Courthouse upon a completion of this work.

Subsequent to the bid award, it has been determined from the contractors work upon elevated platforms that actual stone panel cracking is considerably more severe than was initially observed and recorded by our architect. The architect's previous inventory of the building condition was limited to use of binoculars from the ground. At this time, there were a total of 481 cracked panels recorded by the architect, and incorporated into the bid, which represented about 6% of the stone surface exterior. However, the actual extent of cracking that has since been observed exceeds 22%, which the architect has projected out to an estimated number of 1,831 panels on the building.

It has also been determined that the original bid documents do not include any consideration for caulking of window frames, or the re-attachment of stone panels discovered loose. These two additional needs have been encountered by the contractor on project thus. The architect has since advised us that these are needed installations and staff has negotiated suitable change order (CO) requests from the contractor (see Attachments #1 -3).

Analysis:

The current contract with Kinsey includes 110,000 linear feet of stone panel caulking at \$8.60 per linear foot, repairs of the 481 cracked stone panels indicated in the plans by epoxy injection methods (this is included in base bid, but not with any separate unit prices given), and stone panel replacements at \$190 per square foot. Not considered in the bid were any other types or locations of caulking, alternate repair methods or panel re-use opportunities. Staff has therefore attempted to caretake these needs of the project through negotiations with the contractor.

I. Cracked Panel Repairs (CO #1):

Due to the large number of cracked panels, staff has had the contractor to examine a number of alternate cracked panel repair techniques. It appears that due to our projected high quantity of repairs, and also given the relatively good adhesion of most of the stone panels that have been examined, that the additional costs of pursuing epoxied stone panel repairs may not be warranted.

17

Therefore, the team has alternately considered caulking of the existing cracks as a desired method of approach.

Attachment # 1
Page 2 of 3

The contractor has offered to delete the existing epoxy repairs included in the base bid (@ \$304/panel) and offer the alternate caulk repair method (@ \$152/panel). As 1,350 more panels are in need of repair than originally estimated (1,831 current estimate; 481 original estimate), there is a total additive cost of \$132, 088 (see Attachment #1).

Original Estimate: 481 x \$304/panel = \$146,224
Current Estimate: 1,831 x \$152/panel = \$278,31
Increased Cost = \$132,088

The epoxy injection method is a permanent repair to the panel (it would last as long as the panel's life). The caulk repair method would be warrantied at 20 years (the same time period as the other caulk repairs).

II. Window Caulk (CO #2):

The negotiated pricing for additional caulking at windows is \$5.50 per linear foot. This is \$3.10 per linear foot less than the bid rate for caulking that is being provided elsewhere on the project. The total quantity of window caulking required has been determined to be 7,982 linear feet. This estimate does not include the window muntins, which the architect and staff do not believe should be caulked. The total impact of this proposed change is therefore \$43,901 (see Attachment #2).

III. Panel Re-Attachments (CO #3):

As the existing stone panels have been stripped of the existing caulking materials, a few panels (or portions of panels) were discovered to be loose. These panels (or portions of panels) have been retained by the contractor's crews, and are suitable for re-attachment. The contract, however, does not include any re-attachment pricing or methods. A technique proposed by the contractor is to clean these panels and re-attach them by epoxy. A change order has been negotiated for this on a per panel (or partial panel) basis. These rates are \$560 for whole panels and \$280 for partial panels. This is as compares to the contract rates of \$1,140 per whole panel, and \$570 per half panel, using the \$190 per square foot replacement price. However, staff cannot accurately predict or determine a projected quantity for such work. Nevertheless, an arbitrary quantity of 30 panels whole and 30 panels in part, has been assumed. This would provide a contingency for re-attachment of panels at \$28,800 (see Attachment #3).

The initial budget estimate for caulk and seal of the Courthouse was \$1.5 million. This is the same amount that was included for the project in series 2003A and 2003B revenue bonds. Such funds also remain on account in Facilities Management for the completion of this project.

A summary of the project funding, expenses and proposed change orders is therefore as follows:

Original Budget:	\$1,500,000
Bid Award	\$1,054,375
Balance Available	\$ 445,625
Proposed CO #1	(\$ 132,088)
Proposed CO #2	(\$ 43,901)
Proposed CO #3	(\$ 28,800)
Project Reserves	\$ 240,836

Furthermore, the amended value of construction contract to Kinsey, subsequent to these proposed change orders is:

17

Original Contract	\$1,054,375
Change Orders #1-3	\$ 204,789
Total	\$1,259,164

Attachment # 1
Page 3 of 3

Options:

1. Approve change order requests for Courthouse caulk & seal project to Kinsey Contractors, Inc., in the amount of \$204,789.
2. Board Direction

Recommendation:

Option #1

Attachments:

1. Proposed Change Order #1
2. Proposed Change Order #2
3. Proposed Change Order #3

[Back](#) [Print](#)